



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 13310-00000-00682  
Date Received: 16 SEP. 2013  
Commission/Civic: N/A  
Existing Zoning: \_\_\_\_\_ Application Accepted by: HF Fee: \$315 -  
Comments: \_\_\_\_\_

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3332.27 REAR YARD

**PAID**  
SEP 16 2013

**BUILDING & ZONING SERVICES**

TO REDUCE REAR YARD FROM 25% TO 18%

## LOCATION

1. Certified Address Number and Street Name 4685 Healy Dr  
City COLUMBUS State OH Zip 43227  
Parcel Number (only one required) 010-124543

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

## PROPERTY OWNER(S):

Name Workaferahu Mekonnen & Tadesse Dilbo  
Address 4685 Healy Dr City/State COLUMBUS, OH Zip 43227  
Phone # (614) 209-9904 Fax # \_\_\_\_\_ Email WorkLUL@yahoo.com  
☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE [Signature]  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00682

4685 HEALY STREET

## One Stop Shop Zoning Report Date: Wed Oct 23 2013

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

Address: 4685 HEALY DR COLUMBUS, OH

Mailing Address: 1 CORELOGIC DR  
WESTLAKE, TX 76262

Owner: MEKONNEN WORKAFERAHU DI

Parcel Number: 010124543

### ZONING INFORMATION

Zoning: 760, Residential, SR  
effective 3/24/1958, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

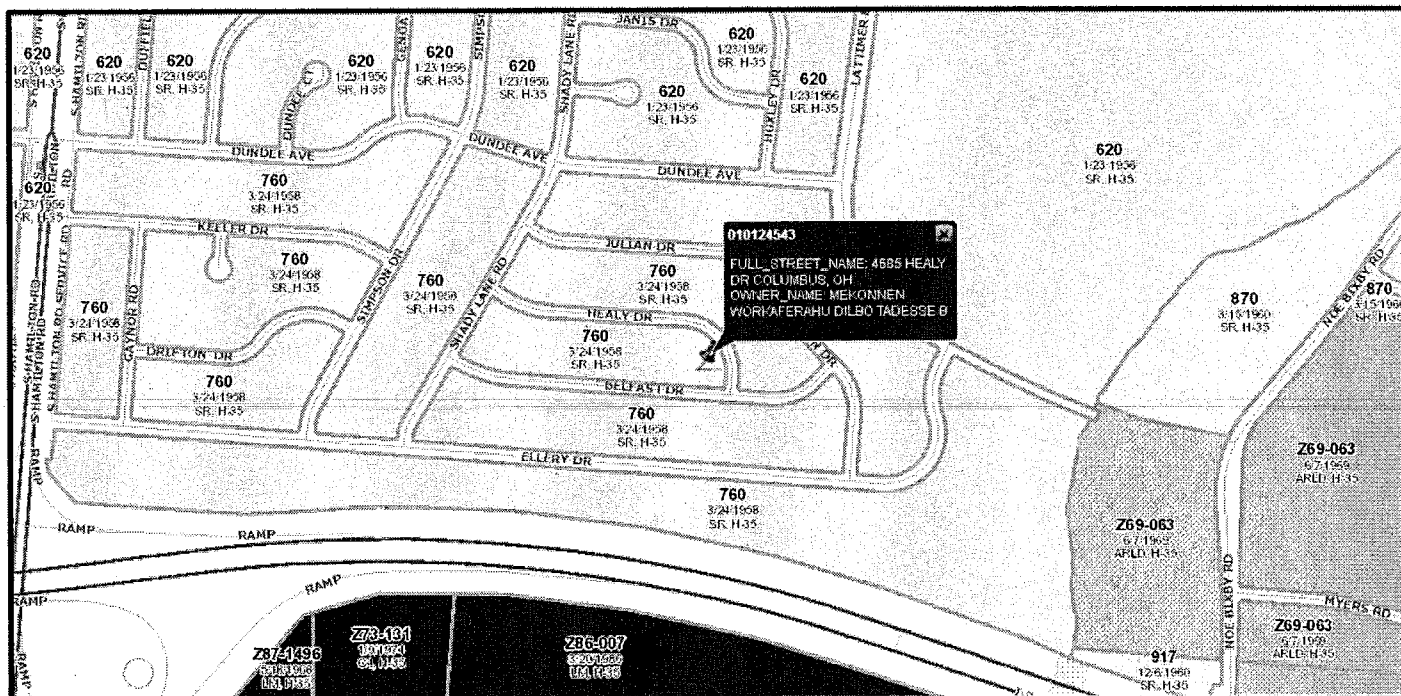
### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





City of Columbus  
Mayor Michael B. Coleman

Department of Building & Zoning Services  
757 Carolyn Avenues | Columbus, Ohio 43224-3218

SRTS 1301238  
**STOP WORK ORDER**

RE: 4685 HEALY DR.  
Building Address

**13310-00000-00682**  
**4685 HEALY STREET**

The address listed above is in violation of Chapter 4113 of the Columbus Building Code and Section 105 of the Ohio Building Code (or Section 105 of the Residential Code of Ohio if residential), due to new construction, alterations, additions, improvements or replacements being performed without first obtaining the required approvals and permits.

Brief Description of Violation:

WORKING WITHOUT PERMIT  
ROOM ADDITION ON BACK OF HOUSE

If contractor was observed performing work, check box and provide name: ☐ \_\_\_\_\_

As provided in Section 4105 of the Columbus Building Code and Section 109 of the Ohio Building Code (or Section 114 of the Residential Code of Ohio if residential), you are hereby given notice that all **WORK CONNECTED WITH THE ABOVE CITED VIOLATION SHALL BE STOPPED IMMEDIATELY** and shall not continue until approval is granted from the Chief Building Official and all necessary permits are obtained.

**Failure to comply with this order is a Misdemeanor of the Third Degree and may be punishable by a fine up to \$500 or imprisonment up to sixty (60) days or both for each day that violation or non-compliance continues. (Columbus Building Code §4111.99)**

You have the right to appeal this order within thirty (30) days from the date you received it. To exercise your right of appeal, a written petition must be filed in this office stating the factual reasons for such appeal. Depending on the nature of the appeal, the appeal will be heard by either the Columbus Building Commission or the Ohio Board of Building Appeals. At the appeal hearing, you have the right to representation by counsel, to present arguments or contentions orally or in writing, to present evidence and to examine witnesses.

For additional information or to request an appeal petition, please contact the Department of Building and Zoning Services at (614) 645-6416.

**WARNING**  
**PENALTY IF REMOVED WITHOUT AUTHORIZATION**

This notice is to be removed only by the authority of the Chief Building Official.

BILL HATTON  
Inspector (Print name)

[Signature]  
Chief Building Official (Signature)

8-20-13  
Date Posted  
JOHN HISSEY - CASE MANAGER  
645-2402  
Phone Number



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## AFFIDAVIT

13310-00000-00682  
4685 HEALY STREET

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME \_\_\_\_\_  
of (1) MAILING ADDRESS \_\_\_\_\_

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) Workaferahu Mekonnen & Tadesse Dilbo  
4685 Healy Dr  
COLUMBUS OH 43227

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

(614) 209-9904

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) JUDITH COBB  
4683 Healy Dr  
Columbus, OH 43227

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

① Workaferahu Mekonnen 4685 Healy Dr 4685 Healy Dr Columbus, OH 43227  
② Tadesse Dilbo 4685 Healy Dr 4685 Healy Dr Columbus, OH 43227

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

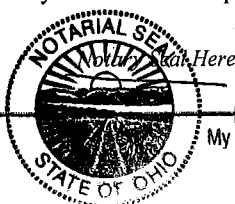
(8)

Subscribed to me in my presence and before me this 11 day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Robin L. Jindra



ROBIN L. JINDRA  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration

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### STATEMENT OF HARDSHIP

13310-00000-00682  
4685 HEALY STREET

APPLICATION # \_\_\_\_\_

#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  - ④ 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

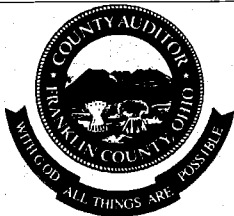
I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

- ① To protect from the rain
- ② When we sit Night time  
To protect from mosquito
- ③ For - security purpose  
when we sit Night time
- ④ To put - some Important  
Staff

Signature of Applicant

Date 09/11/13

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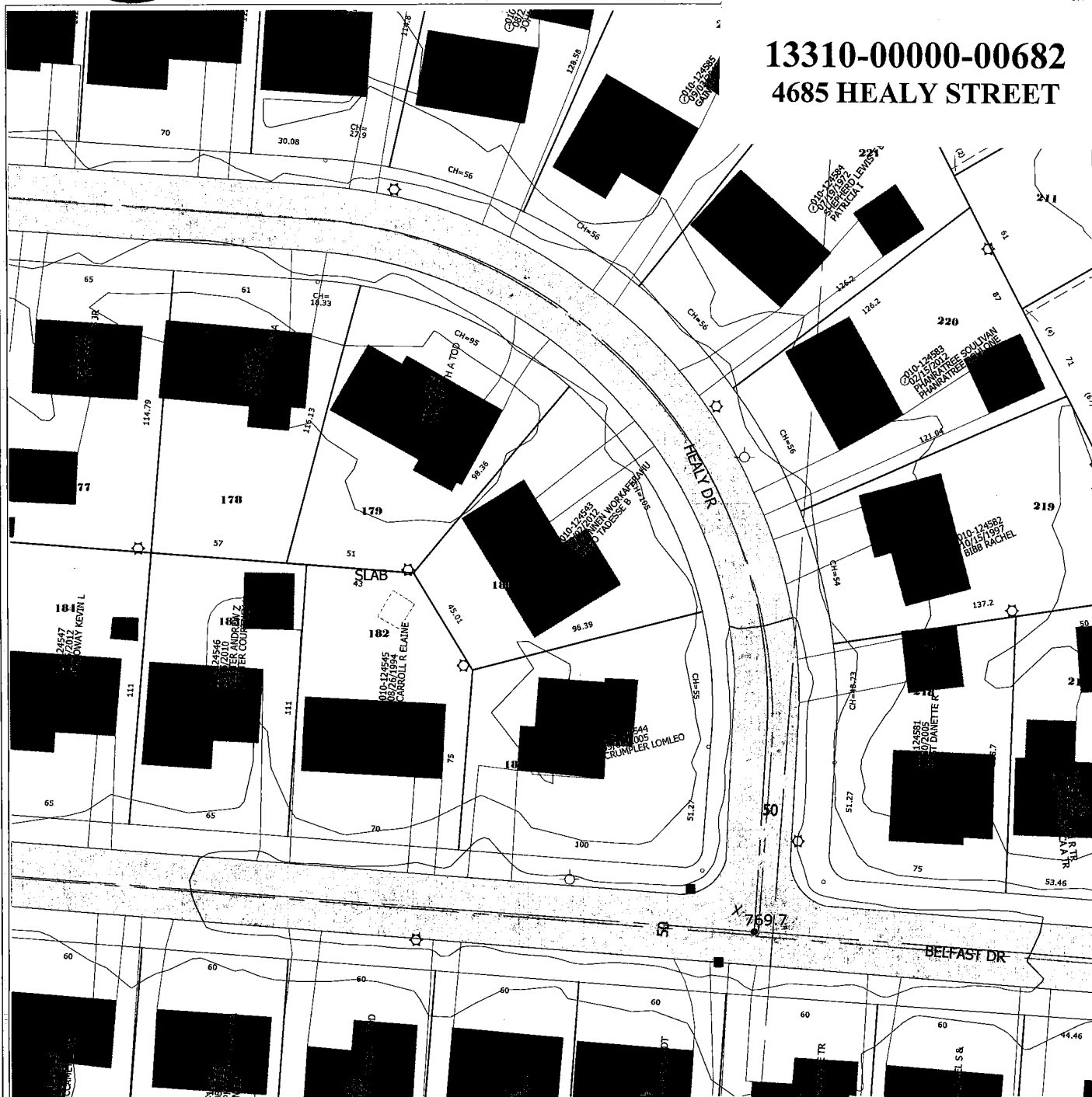


# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/6/13

13310-00000-00682  
4685 HEALY STREET



Disclaimer

Scale = 60

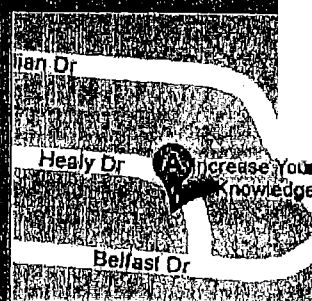


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

# Talon Title Agency

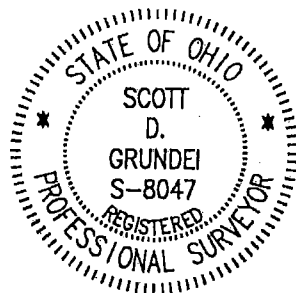
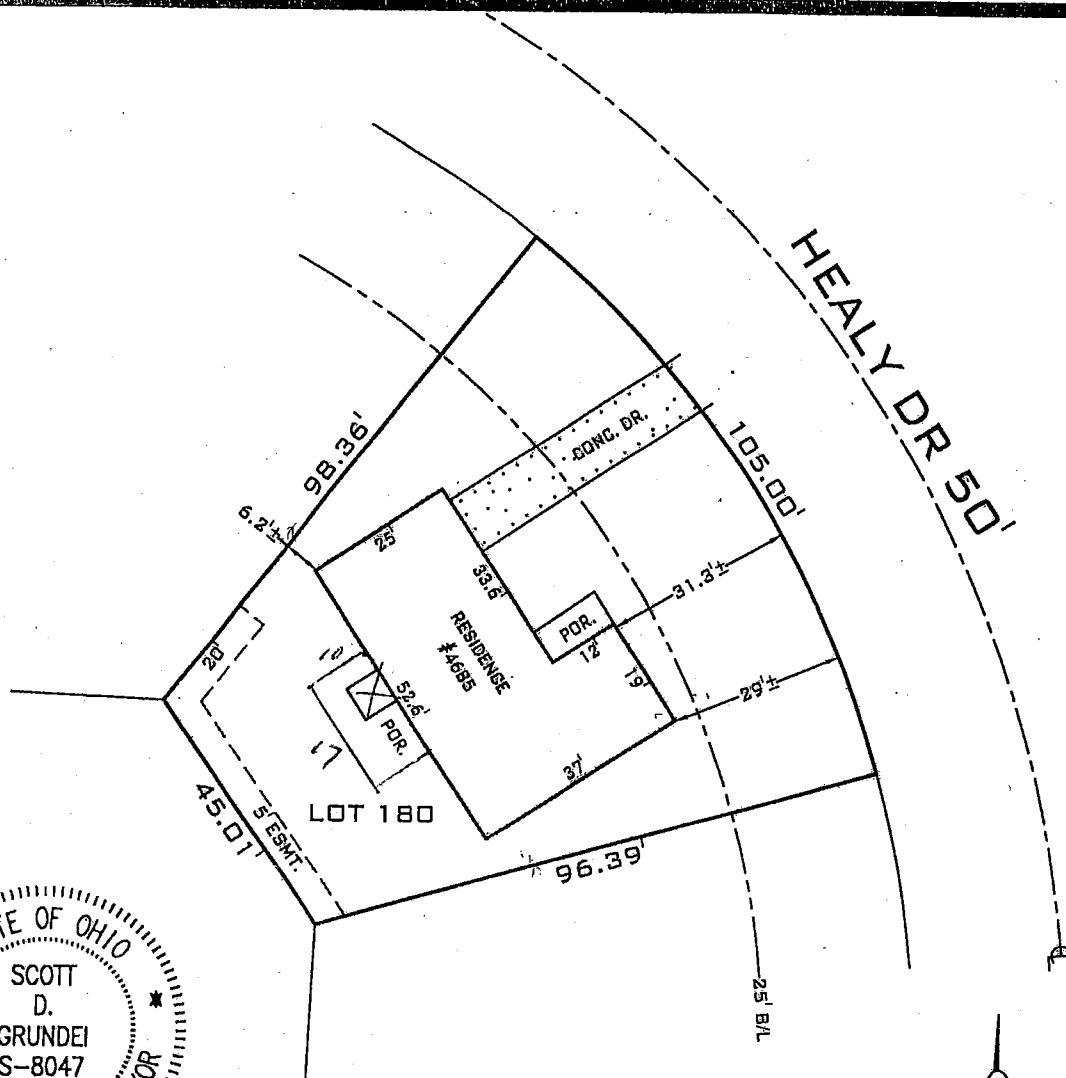
Of Central Ohio, Inc.



13310-00000-00682  
4685 HEALY STREET

PROPERTY ADDRESS: 4685 HEALY DRIVE COLUMBUS, Ohio 43227

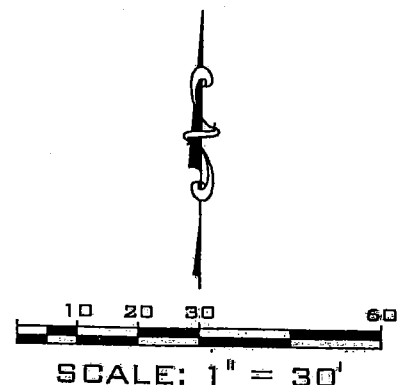
SURVEY NUMBER: 140554



*Scott D. Grundei*

THIS PLAT IS NOT TO BE USED TO ERECT  
FENCES OR OTHER STRUCTURES, AND MAY  
NOT SHOW ALL EASEMENTS AFFECTING THE  
SUBJECT TRACT

LSB#: 140554



POINTS OF INTEREST: None Visible.

CLIENT NUMBER: 1892900

DATE: 8/22/2012

BUYER: TADESSE DIBO & WORKAFERAHU MEKONNEN

This mortgage loan identification survey is not to be used for the installation or building of fences, sheds, garages, additions or any other structure. To determine exact boundary lines, a boundary survey is required.



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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICANT

**13310-00000-00682**

**4685 HEALY STREET**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) \_\_\_\_\_

of (COMPLETE ADDRESS) \_\_\_\_\_

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

① Workaferahu Mekonnen 4685 Healy St Columbus OH 43224  
② Tadesse Dilbo \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11 day of September, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

No Expiration



ROBIN L. JINDRA  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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